

73513

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: HOYANO (Yone) Mrs. Toyozo
HOME ADDRESS: R.R.#1, Port Hammond, B. C. (Powerline Rd.)
REGISTRATION NUMBER 14327 SEX: female AGE: 51
OCCUPATION: housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: husband

MARRIED? yes

NAME OF WIFE OR HUSBAND: Toyozo //

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Tomiye (F) Masaaki (M) Kimiko (F)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 14, 11, 10 yrs.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Title No. 67989E. ✓
Lot 3 of the Easterly portion of lot 241 group 1 map 1750 in the
District of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 roomed 2 storyed woodne
frame dwelling house. 1 woodshed 1 garage 7 chicken houses
1 green house boiler house 2 packing houses

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) \$36.00 1941 paid at Haney, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) Wishes to lease property:
details unknown as yet.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN tomatoes, strawberry, asparagus,
raspberry, black currents, red currents.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.
2. LANDLORD'S NAME AND ADDRESS: _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____

IN HOUSE: tables, chairs, beds, dressers, kitchen utensils, carpets,
gramophone & records, sofa, chinaware, water pump (electric),
Singer sewing machine, washing machine, vacuum cleaner, etc.

Garden tools, farm equipment, carpenter's tools, water pump (electric)
cultivator, plough, harrow, scales, pipes, boilers, and greenhouse equip-
ment, fertilizer, lumber, ~~xxx~~ gasoline engine.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____

1 horse: to be looked after. 1 cat: give it to neighbors.
chickens: will sell them.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: none
10. INTEREST IN ANY ESTATES OR TRUSTS: none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 1st day of May 1942.

J. T. Williams
Witness

(Signature)

J. Hayano

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Mar 20/43

Our File No.

7353

Full Name

HOYANO,

(Yone)

Mrs. Toyozo

(Surname in Block Letters)

Registration No.

14327

Male - Female
(check)

Age

Feb. 12/1891

Former Address

R.R. #1, Port Hammond, B.C.

Date Evacuated

Sept. 4/42

Naturalized - Canadian-Born - National
(check)

Present Address

Papoff Farms, Sloan, B.C.

Married - Single
(check)

Name of Wife

Name of Husband

Toyozo #14326

Name of Mother

(SUGITA) Matsue

Name of Father

SUGIURA, Juntao

Names of Children under 16

(Japan)

(Dead)

See husband's sheet

Requested by

POJ

Registered with Custodian

(Yes or No)

Additional Information

Owner of 8 acres of farmland.

Former husband was HOYANO, Isaburo

(Dead)

REAL PROPERTY SUMMARY

JAPANESE NAME: Yone HOYANO (Mrs. Toyozo) Reg. No. 14327 File No. 7353.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/38-P. First Offer.

PROPERTY ADDRESS: 2507 Powerline Road, Hammond, B. C.

LEGAL DESCRIPTION: Lot 3 of the Easterly portion of Lot 241, Group 1, Map 1750,
Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Yone HOYANO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25476, dated February 26th, 1943.

ASSESSED VALUE: Land - \$ 800.00
Improvements - \$4800.00 - \$5600.00. Taxes - \$78.83.

CLASSIFICATION: Berry Farm and Greenhouse proposition.
This property has an area of 8.53 acres of which 4.55 acres are
cultivated and planted to the following crops: 1½ acres strawberries,
1 acre new strawberries, 1 acre raspberries, 1 acre vegetable garden
and buildings, 3 acres bushland, balance creek bottom.
1 - 2 storey 6 room dwelling 30' x 30', 3 greenhouses 40' x 100',
20' x 100', 18' x 100', 1 hen house 18' x 100', 3 brooder houses,
1 boiler house 18' x 24', 1 garage.

HISTORY OF ADMINISTRATION: This property was leased by Yone HOYANO on 13th June, 1942, to
Richmond Growers Co. Ltd., the term being from 12th June, 1942 to
31st December, 1942, with option to extend lease. Consideration -
\$500.00 paid and on extension of lease only the annual taxes on the
property. 1942 taxes to be paid.
House and buildings included.

This lease was replaced by Lease No. 662 given by the Custodian on
5th March, 1943, to Richmond Growers Co. Ltd., for the term of 1 year
from 1st January, 1943 to 31st December, 1943. Consideration - \$200.
payable 1st October, 1943. Buildings included.

Lease was handed to The Director, The Veterans' Land Act, 6th August,
1943.

SOLD: To The Director, The Veterans' Land Act for \$3,569.00 as at 1st
January, 1943.
Approval of Advisory Committee - 1st June, 1943.

1943.

Page 2.

File No. 7353.

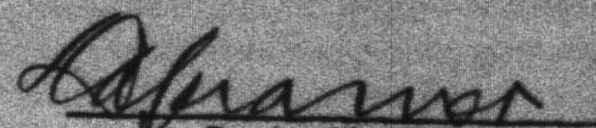
Funds released to the credit of Yone HOYANO as at May 10th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$3,551.00 from said transaction.

In view of part of the rents for 1943, viz., \$80.00, having been collected by the Custodian, before handing the lease to The Director, The Veterans' Land Act, a cheque for \$80.00, covering same, was issued to The Director, The Veterans' Land Act, 17th November, 1943.

Certificate of Title No. 169946-E in the name of The Director, The Veterans' Land Act.

The above summary is certified to be in accordance with information on file.

April 13th, 1946.


D. A. CRAMER.

DAC:JS

LIABILITY SUMMARY

File No. 7353.

Yone KUYANO - Reg. No. 14327.

The above named Japanese declared on her JP Form, signed 1st May, 1942, that she had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against her.

This summary is certified
to be in accordance with
information on file.

April 13th, 1946.


D. L. CRAMER.

DAC:JS

FIRE INSURANCE SUMMARY

File No. 7353.

Yone KUYANO - Reg. No. 14327.

The above named Japanese declared on her JP Form,
signed 1st May, 1942, that she carried no Fire Insurance,
and there is no evidence on file of the Custodian having
placed any on her property.

This summary is certified
to be in accordance with
information on file.

April 13th, 1946.


D. A. CHAMBERLAIN

ENCLOSURE

Fire, Theft, Automobile
Sickness and Accident
Plate Glass, Burglary
and Personal Property
Insurance

HAL MENZIES
REAL ESTATE and INSURANCE
• • HANEY, B.C. • •

Notary Public
Conveyances
Loans and Appraisals

December 14, 1949

EVACUATION SECTION	
Rec'd	DEC 15 1949
File No.	_____
Attn.	_____
Referred	_____

Mr. W. Good,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

- re. Yone Hoyano & Richmond Growers -

On looking up our files following your conversation, I find that all we have is a typed copy of a lease between the above parties which was made and filed at that time.

We have also a signed copy of a lease between Toyozo Hoyano and the Richmond Growers, and we are enclosing both documents and trust they may be of service to you.

Yours truly,



HM*W



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.
PLEASE QUOTE BC/38P

P.O. Box 1059,
Vancouver, B.C.
June 6th, 1949.

Mr. D.T. Braidwood,
Counsel, Japanese Property Claim Commission,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Case No. 361 - Yome HOYANO

I am in receipt of your letter of the 29th ultimo advising that the claim of the above noted Japanese will be argued before the Commissioner.

I would state that the appraiser in the case was Mr. L.B. Plumbly whose address is Box 73, Comox, V.I., B.C. As you are aware, Mr. Plumbly is now superannuated and no longer employed by this Department. It would therefore seem advisable for you to write him direct to appear as a witness and also advise him in good time as to the place, date, and hour set for hearing the case.

A copy of this letter is being forwarded to Mr. Plumbly for his information and it would be appreciated if you would keep me similarly informed in this regard.

Yours truly,

W.C. Miller,
A/District Superintendent

per *[Signature]*

JDP/W

Vancouver, B.C. Sept 2 - 1942 No. 43801

To the

Bank of Montreal



PENDER & COLUMBIA STREETS BRANCH
124 RICHMOND STREET EAST

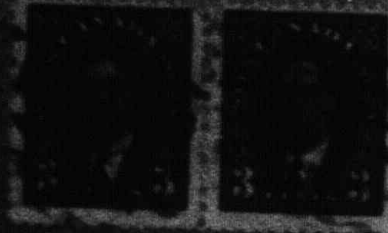
Pay to the
order of *L. N. & Co.*

SEP 2 1942

\$600.⁰⁰/₁₀₀

THE SUM OF \$600 AND 00/100

600 Dollars



Eugene F.

RICHMOND BROWNE & CO. LTD.

[Signature] *Chen 209*

Vancouver, B.C. April 22nd 1942 No. 9 ~~2220~~ ~~2100~~

To the

Bank of Montreal



103

RENDER & COLUMBIA STREETS BRANCH
1000-1001 BROADWAY STREET EAST

Pay to the
order of

L. K. Lee

\$800.⁰⁰/_{xx}

THE SUM OF \$800 AND 00 CTS.

Dollars.

RICHMOND GROWERS LTD.

James G. Brown



8th June, 1948.

The Manager,
Richmond Growers Co. Ltd.,
222 East Georgia St.,
Vancouver, B.C.

Attention Mr. L.K. Lee

Dear Sir:

Re: Yone HOYANO

On the 24th February last you wrote us to the effect that you had purchased certain chattels from the above named Japanese, and that you were of the opinion that you could produce the relative receipts and vouchers.

As the Hoyano case is to be heard before Justice Bird in the near future, we would ask you to have all receipts and vouchers covering your dealing¹ with Hoyano in our hands at the earliest possible date.

Thanking you in anticipation.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLB:HA

SAM CAHOON REAL ESTATE

FIRE

INSURANCE

AUTO

FULLER-WATSON BLDG.,
HANEY, B.C.

Lee
May 22, 1948

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAY 25 1948
File No.	7353.
Ans.	
Referred	

Attn: Mr. B. Good

Dear Pat:

Re: *Reg* 14327 *file 7353 HOYANO Y*

I sure appologize for my tardiness in replying but the loss of my stongrapher turns out to be like the loss of an arm.

After your telephone call regarding the chattels on the above file I make enquirey from Mr. Moryson. He states that no chattels were removed from that property by him or sold.

I have also contacted Mr. Butterfield the present owner who states that he moved onto the property early in December 1946 and the chinamen moved moved the next day taking all the furniture with them except two old iron beds and some old clothes.

I trust that this answers the enquirey.

Yours very truly,

W. E. Anderson
W. E. Anderson, Mgr.

May 21st, 1948

Mr. W. Anderson,
San Cabaon Real Estate,
Haney, D. C.

Dear Sir:

Re: Mrs. Yone HOYANO, Reg L4327
2507 Powerline Rd., Port Hammond

On 13th May I phoned you to enquire about the furniture and tools from the above property, but todats we have had no letter from you or from Mr. Moryson whom you promised to contact in the matter.

Attached hereto are the following:

Copy of your letter of 24 August, 1942 to Richmond Growers Co. Ltd., 235 E. Georgia St.

Copy of your memo dated 16th April, 1946 to J. Moryson

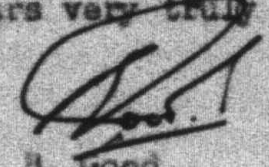
Copy of letter to this office from Richmond Growers Ltd. dated 24th February, 1948.

No reply to either of the first two above mentioned appears on the file. At the hearing of their claim before the Commission both Mr. and Mrs. Hoyano maintained that they did not sell their goods to Richmond Growers Co. Ltd. and we have asked the latter to produce invoices that they purchased the goods from the Hoyanos.

In order to assist us in clearing up the matter will you please contact Mr. J. Moryson and write us what details you or he may know covering the disposal of the goods.

A prompt answer will be much appreciated.

Yours very truly


B. Good
Comptroller

BG:SK
Encls.

7713

April 20, 1948.

Mrs. Yone HOYANO,
Reg. No. 14327,
Sloan City, B. C.

Dear Madam:

As requested in your letter of the 17th instant, Custodian cheque for \$3,558.60 is attached hereto. This money represents the balance of your account with this office, and is derived from the sale of real property and B. C. Electric refund.

Kindly acknowledge receipt in the enclosed self-addressed envelope.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (2)

Slocan City, B. C.

April 17, 1948.

The Custodian's Office,
Department Of The Secretary Of State
Of Canada,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	APR 19 1948
File No.	7353
Ans.	
Referred	Brown

Dear Sir:

re: Lot Three (3) of the Easterly portion
of Lot Two Hundred and Forty-one (241)
Group One (1) Map 1750 in the District
of New Westminster.

Will you please forward a cheque covering the amount
derived from the sale of the above property, also, any
other amount in my favor, which is being held by your
office?

Thanking you in anticipation for your attention.

Yours truly,

Yone Hoyano
(Mrs.) Yone Hoyano.
Regn. No. 14327

Ref 355860

Real Property + BC Elec Refunds

File No. 7353

MEMORANDUM
Yone HOYANO - Regn. No. 14327

24th February, 1948.

In a telephone conversation this A.M. with Mr. Lee, Manager of the Richmond Growers Co. Ltd., Lee informed me that his company leased the property of Mrs. Yone HOYANO, and operated same from June 1942 until December 1946. He further stated that equipment necessary for continued operation of the plant, was purchased from the lessor by the lessee, and comprised flower pots, pipe, fuel, tools etc. Included in this purchase also, were a quantity of furniture and kitchen utensils. He further states that the money was paid to Mrs. HOYANO before she was evacuated.

He also states that a set of dies and some other tools were taken by Mrs. HOYANO and given by her to some person unknown to him for safekeeping.

Mr. Lee has promised to furnish us with documentary proof of this sale.

MLB:HA

MLB:HA

7353

24th February, 1948.

The Manager,
Richmond Growers Co. Ltd.,
222 East Georgia St.,
Vancouver, B.C.

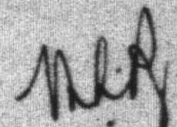
Dear Sir:

This is to confirm our telephone conversation of this morning, to the effect that your firm as lessees of the HOYANO property in the Municipality of Maple Ridge, did purchase from Mrs. Y. HOYANO, a quantity of supplies, equipment, tools, kitchen ware and furniture, necessary for the operation of the greenhouse plant and for the dwelling on the property.

We should be indebted to you if you would furnish us with particulars of this transaction, giving if possible a list of the articles purchased and either the receipt received or your cancelled cheque.

Thanking you in anticipation.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLB:HA

**RICHMOND GROWERS CO., LTD.**

DISTRIBUTORS FRESH FRUITS & VEGETABLES

VANCOUVER, B. C.
CANADAEXHIBIT No. 361-6 February 24, 1948
DATE 8 Mar 1948
FILED BY J. W. G. HunterThe Custodian of Enemy Property
675 W. Hastings Street
Vancouver, B. C.Attention of Mr. Brown

EVACUATION SECTION	
Rec'd	25 1948
File No.	2353
Ans.	
Referred	Brown

Dear Sir:

Further to our telephone conversation on the chattels and other belongings of Mrs. Yone Hoyano, we wish to confirm our statements.

On the original purchase of the crops, we paid Mr. Hoyano \$800.00 for crops on both Hoyano properties, fuel, glass, pipes, crates, fertilizer, flower pots, etc.

Later, just before Mrs. Hoyano moved out, she sold us the stove, dining room table, chairs, garden tools, hose, chicken and feed, and miscellaneous articles for \$200.00.

On the hand tools, which probably were the property of Mr. Hoyano, he had removed them from the property before he was evacuated.

We believe we still have the vouchers for the above purchases, but it will take some time for us to dig them out of our storage room.

We hope this information will be of assistance to you.

Yours truly,

LKL/ac

24th February, 1948.

The Manager,
Richmond Growers Co. Ltd.,
222 East Georgia St.,
Vancouver, B.C.

Dear Sirs

This is to confirm our telephone conversation of this morning, to the effect that your firm as lessees of the HOYANO property in the Municipality of Maple Ridge, did purchase from Mrs. Y. HOYANO, a quantity of supplies, equipment, tools, kitchen ware and furniture, necessary for the operation of the greenhouse plant and for the dwelling on the property.

We should be indebted to you if you would furnish us with particulars of this transaction, giving if possible a list of the articles purchased and either the receipt received or your cancelled cheque.

Thanking you in anticipation.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLB:RA

7353

June 30, 1944.

Mrs. Yone HOYANO,
Registration No. 14327,
Popoff No. 31,
Slocan, B. C.

Dear Madam:

In reply to your letter of June 21, 1944, we wish to advise that the Custodian has neither storage space nor field staff, sufficient to make exceptions in your case regarding chattels, however, we would have no objection to you writing the tenant on the property and arranging with him to make shipment to you of any chattels that you may require at Slocan.

We would appreciate you advising us what items are shipped to you so that we may keep our records at this office complete.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Papoff #31
Slocan, B.C.
June 21st 44.

Japanese Evacuation Sec.
506 Royal Bank Bldg,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 26 1944
File No.	7353
Ans.	W.A.
Referred	Anderson

Dear Sir:-

I have received the answer few days ago regarding the chattels and I believe it is not sold yet.

It took me many many years of hard work to save what is now at Hammond. I have already sacrificed the land and the dwelling but I really can't part with my personal belongings. Since I left most of the things there I am having a hard time here. Many of the things I can't buy at present so I ask you deeply not to sell them no matter what anybody say.

Yours very truly,
Yone Hoyaono

7353

June 16, 1944.

Mrs. Yone HOYANO,
Registration No. 14327,
Popoff Farms No. 31,
Slocan, B. C.

Dear Madam:

We are in receipt of your letter of June 8, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

Regarding chattels, please be advised that under the policy of liquidation outlined by Ottawa all chattels are being sold by public auction and details of the sales will be made available as the sales take place.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

10/1/44

Copy # 38
Blair, B.C.
June 1, 1944

Japanese Evacuation Section
c/o Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION	
JUN 12 1944	
Rec'd	
File No.	7353
Att.	W.C.
Referred	Anderson

Dear Sir:-

I have received a letter⁶⁵ concerning my property, which has been sold recently and I feel very sorry for it.

During the evacuation there had been weight limit on baggage and I left considerable personal property which they are very valuable to me. I would like to know what has been done to it and I will be looking forward for the reply.

I remain
Yours Truly
Yone Hayano

Reg # 14327

File No. 7353

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 7353

Reg. No. 14327

506 Royal Bank Building,
Vancouver, B. C.

Mrs. Yone HIRANO,
Popoff Farm,
Sloam, B. C.

MAY 30 1944

Dear Sir:

Re: Hm. of Maple Ridge, Lot 3 of the Easterly portion of
Lot 241, Group 1, Map 1750, Dis. of New Westminster,
C. of B. 51247.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 3569.00
Add:	
Unexpired insurance premium as at January 1st, 1943	3569.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 3566.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943

Jan. 1

Balance brought forward

Credit re Sale of Property

Land Registry Office C/E

Dec. 4

Sale of Mail box

Debit

Credit

Balance

\$ 1.60

\$ 1.60 CR

3566.00

\$1.00

2.00

\$1.00

\$3569.60

CR\$3568.60

BC - 38-P
BC - 2196-A

Farm Appraisal Report

File No. J.L. 682

Land Description Lot 3 of the E'ly ptn. of Lot 241, Op. 1, Map 1750, N.W.D.

Containing 8.55 Acres

Owner's Name (Mrs.) Yone HOYANO Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, B.C. Distance 1 mile

Market Town New Westminster, B.C. Distance 16 "

Church (give denomination) All denominations Distance 1 "

Nearest School Hammond Public - 1 mile; Haney High Distance 3 1/2 "
School by bus - - - - -

State how property was identified: One corner post located and map check.

Roads: State whether property has access to main road, the kind of road and its condition.

Property fronts on Power Line Road - good gravelled road.

In this district a good one? Yes. Mostly all small fruit holdings. EXHIBIT NO. 361-2
8 Mar 1948

Employment opportunity Fair in sawmills and brick plant. FILED BY A. Fisher

Predominating Nationality and religion: British, Protestant; Japs predominate in immediate area.

Describe Fencing and its condition: No fencing. Value \$

Water supply: 14' cement cribbed well with electric pump at house & End electric pump from creek for greenhouses. Value \$ 300.00

Electric light in house, henhouse, and boiler-house.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 30	Frame	10'	Shgl.	25	Cedar posts	Fair	1000.00
Hen House	18 x 100	"	10'	"	25	" "	"	100.00
"	18 x 20	"	10'	"	15	" "	Poor	nil
Brooder	15 x 15	"	8'	"	15	Skids	Fair	60.00
Pack. Shed	18 x 20	"	10'	"	15	Ced. post.	"	100.00
Garage	12 x 16	"	10'	"	15	" "	Poor	nil
Boiler Hse.	18 x 24	"	10'	iron	4	Sills on cement	Good	500.00
Green House	40 x 100	Wood	5'4"	Glass	4	Cement	"	1280.00
"	20 x 100	"	to peak	"	3	"	"	680.00
"	18 x 100	"	8'6"	"	3	"	"	620.00
"	18 x 100	"	"	"	1	"	"	680.00
"	18 x 100	"	"	"	1	"	"	680.00

Total present day value \$ 5,700.00

Total Value Buildings add to farm House, Greenhouses, Henhouses & Brooder houses. \$ 2,850.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? No repairs necessary.

Describe the basement and chimneys: No basement - one brick on bracket.

No. rooms downstairs? 6 Upstairs? nil How finished Wood

Are buildings painted? House only. Condition of paint Fair.

Distance from nearest bush 200' to the East.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.55	Undulating	Pt. sandy loam; pt. clay loam 18" to 2'	Clay	1 1/2 acs. strawberries 1 " raspberries 1 " new straws. 1 " garden & bldgs. etc.	100.00	455.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3.00	Undulating	18"-2' sdy. to cl. loam	Clay	Bush, alder, fir, etc.	100.00 to 200.00	10.00
						30.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
.90	Creek bottoms			Lt. bush & alder	nil	

Total value of Land \$ 485.00

Total added by buildings to value of farm \$ 2850.00

Cemented well and two Electric Pumps

Total fruit trees add to value of farm (for use in orchard districts only) \$ 300.00

Total value of farm \$ 3635.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Owner in occupation 25 years & still is. Highly specialized greenhouse proposition. Greenhouses all full of tomato crop & picking just starting.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Owing to heavy investment in glass, place only suitable as greenhouse proposition.

Noxious weeds:

Thistles are bad in places.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Maple Ridge Municipality.

Land assessed at \$ 800.00

Improvements at \$4800.00 - 1942 Tax-\$78.83.

Date: 9th May, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 8 day of May 19 42

Inspector's Signature

"L.B. PLUMBLY"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

MRS. YONE HOYANO

Farm Appraisal Report

Remarks:

This is a highly commercialized greenhouse proposition with an investment probably around \$10,000.00. The greenhouses are being used for commercial tomato crop; the whole plant is well constructed and the very best of boiler and pipe equipment in use; also all land is fed by iron pipe for irrigation where necessary. Was informed by owner that the two glass houses constructed last year cost in material alone \$1000.00. All houses are on cement walls and fuel hot water heating throughout. Owner has tried to find a tenant for the property, but cannot get anybody to take on a specialized proposition such as this is.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

1.50 acres Strawberries - 2nd & 3rd yr. plants. \$

1.00 " Raspberries. \$

1.00 " New strawberries. \$

1.05 " Garden & building site. \$

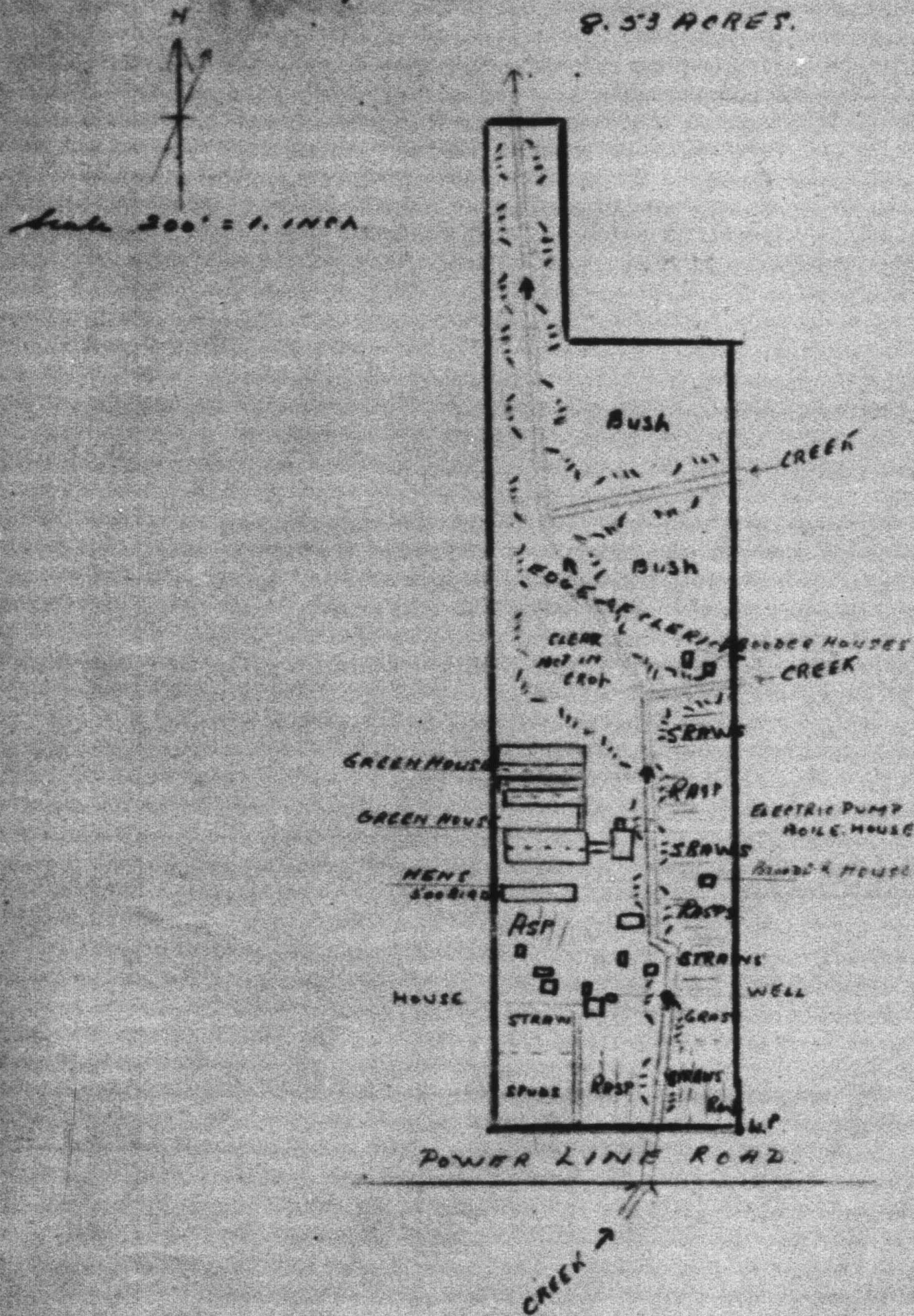
4.55 \$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

YONE HOYANO. MAPLE RIDGE DIST
Lot 3. of the Ely Ptn of Lot 241 G.H. MAP 1750 N.W.D.
8.53 ACRES.



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 8000

Date 30th July 19 42.

"I. T. BARNET"

District Superintendent.

PA 8358
PHONE TRINITY 4338

236 GEORGIA ST. EAST

Richmond Growers Co. Ltd.

WHOLESALE FRUIT & PRODUCE

Vancouver, B. C. August 5 1943

Farm Department,
Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

Re-Your File #7352

JL-682 of the property of Mrs. Yone Hovano

RECEIVED
AUG 6 1943
File No.
Ans.
Referred

Dear Sir:

We leased the above property from you on Lease #155 for 1943 and also has applied for an extension on this lease for the next few years. This land has a greenhouse with a wood burning hot water heating unit. This boiler is now in need of repairs.

The boiler is a horizontal tube type. It has 44 tubes. Fifteen of these fire tubes has been burnt out. These tubes must be repaired immediately to prevent heating unit from further deterioration.

It will be needless to explain in detail the inefficiency of this boiler as a heater. In short, the boiler is not only two thirds efficient but also one half in its heating capacity. This reduced heating capacity will make it hazardous for one to attempt planting crops through the winter. Furthermore if there is snow and extra cold weather, like last winter, it will be almost impossible to safeguard the greenhouse against the ravages of weather.

All in all, we will be glad to hear from you as to what should be done about the boiler on this property.

Yours truly,

Richmond Growers Co. Ltd.
RICHMOND GROWERS CO. LTD.

HK/LKL



MERCANTILE INSURANCE COMPANY

British Columbia & Alberta Branch

Vancouver

J. E. ROSE
MANAGER

J. A. McIVER
RESIDENT AGENT

VACUATION SECTION	
Rec'd	JUL 27 1943
File No.	
App.	
Referred	Gibson

P.O. BOX 56

PORT HAMMOND, B.C.

July 24th 1943

7353 - Gibson

Mr. S. M. Gibson
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Re: Fire Insurance - File No. 7353 & 7352

Mrs. Toyozo (Yone) Noyano

Replying to yours, of the 20th. Inst., I have inspected the buildings on the property of the above named Japanese described as lot 3, of the Easterly portion of lot 241, Group 1, and known as 2507 Power Line Road, Port Hammond, in the Municipality of Maple Ridge and attach hereto a list of the various buildings with what I consider should be carried on each as Fire Insurance.

I shall be pleased to have a Policy issued covering these as soon as you advise me.

Yours faithfully

J. A. McIVER
agent.



MERCANTILE INSURANCE COMPANY

British Columbia & Alberta Branch

Vancouver

J. E. ROSE
MANAGER

J. A. McIVER
RESIDENT AGENT

P. O. BOX 56

PORT HAMMOND, B. C.

Re: Fire Insurance - File no. 7353 & 7352
Mrs. Toyozo (Yone) Noyano.

Dwelling		1500.00 ✓
Wood shed	12 x 18	25.00
Garage	12 x 16	10.00
Packing House	18 x 18	30.00
Do	16 x 24	25.00
Chicken House	20 x 110	300.00 ✓
Do	14 x 28	50.00
Do	14 x 28	50.00
Do	14 x 28	50.00
Do	14 x 28	50.00
Do	16 x 20	30.00
Feed House	12 x 16	25.00
6 Section Green House, water mains, valves & hose		1500.00
Each section 20 x 100 ft.		
Boiler House	16 x 26	50.00
1 Steam Boiler	6 x 16 & fixtures on Brick foundation & 4 walls	250.00
1 Beatty automatic Pump, water tank & connections		250.00
Total		\$4195.00

EXHIBIT No. 361-16
DATE Dec 12 - 1949 *Ex 11*
FILED BY
M. J. McDonald

7353

May 19, 1943.

Richmond Growers Co., Ltd.,
236 E. Georgia Street,
Vancouver, B. C.

Attention: Mr. Lee, Secretary

Dear Sir:

Re: Mrs. Yone ROYANO. #14327.

This letter is for the purpose of confirming our telephone conversation of yesterday's date, to the effect that this department is prepared to grant you continued occupancy of the above Japanese' holding from the termination of your existing lease to the first of January 1944 on the basis of the present document, that is to say, the annual rental for another season will be \$200.00.

In order that we may go ahead and draw a new lease when the time comes, we would ask that you be good enough to sign a statement on one copy of this letter and return it here for our records.

Yours truly,

[Signature]
G. W. McKay.
Farm Department.

OTM/KFP
Enc.

We are prepared to enter into a further lease in accordance with the above terms.

Signed:.....

18-7
Dec 1/53 Original Returned Signed
[Signature]

= 7853 6410

This Indenture

Made in duplicate the 13th day of June in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

YONE HOYANO

of the town of Hammond, in the province of British Columbia. Wife of T. Hoyano.

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

RICHMOND GROWERS CO. LTD. of the city of Vancouver, in the province aforesaid. Merchants.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge in the province of British Columbia, and more particularly known and described as Lot Three (3) of an Easterly portion of Lot Two Hundred Forty-one, (241), Group One (1) Map 1750, in the District of New Westminster

EXHIBIT No. 361-10

DATE 12-17-1949

FILED BY

W. J. H. H. H. H.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the 12th day of June one thousand nine hundred and forty-two for the term of to December 31st, 1942 thence ensuing.

Yielding during the said term therefor the rent of Five Hundred (500).....Dollars,

of lawful money of Canada, payable on the following days and times that is to say: the sum of \$500.00 now paid by the Lessee to the Lessor and hereby by the Lessor acknowledged.

This lease includes the use of all buildings now on the property and all this year's crop as from the date hereof, also the use of all the tools and household furniture now on the property, which tools and furniture the Lessee agrees to take care of and to leave in the same condition as received on the expiration of this lease.

It is agreed by the parties hereto that if on the expiration of this lease, the Lessor is unable to occupy the aforesaid property, the Lessee herein may continue in possession by paying the full annual taxes on the aforesaid property.

The Lessor herein covenants and agrees that there is no outstanding charges or liens against the aforesaid crop or property.

the first payment to be made on the 12th day of June, 1942

That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor ^{or his agent, G.D. Percy} may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF
Signature of Witness Halbert Menzies
Street Address
City or Town Haney, B. C.
Occupation Notary Public

YONE HOYANO (Signed)
RICHMOND GROWERS CO. LTD.
per L.K. Lee (Signed)

7353

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 12 1942

Date: November 4, 1942.

Address: Skeena City, B. C.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, HOYANO, Yane, Police Registration No. 14327

hereby request you to release to me the under-noted property
stored at G. D. Percy, Box 297, Naney, B. C.
Eng. Box 2507 Powerle Rd., Hammond, B. C.
in possession of _____

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

2 Sks. Rice
1 Tub soy.

c/o Eng Box, 2507 Powerle Rd., Hammond, B. C.
c/o G. D. Percy, Box 297, Naney, B. C.

3 Boxes Groceries

*Any shipping charges
to be advanced on to B
for Hoyano to pay.
Pls advise when done
with Particulars of costs
BC Security
G. Fisher*

Original Address: 2507 Powerle Rd., Hammond, B. C.

Date Evacuated to Vancouver: August 18, 1942.

Date Evacuated to Present Address: September 2, 1942.

Number in Family - 12 years and over Two

Number in Family - 5 to 11 years old One

Number in Family - under 5 None

Total Number in Family Five

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Y. Hoyano
Claimant Signs Here

File No. 7353

HOIARO, Yane (Mrs. Toyozo)

Reg. No. 14327

2507 Powerline Road, Hammond, B. C.



Picture taken Feb. 23/43 by J.N.

April 28, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF
HOYANO(Yone)Mrs. Toyozo #14327.
2507 Powerline Rd., Hammond, B.C.

EXHIBIT No. 361-8
DATE Apr 2-1949
FILED BY M. J. [signature]

In house.(downstairs)
1 Kitchen range.
2 Tables.(HM)
9 Kitchen chairs.
2 Dining tables.
1 Heater.
1 Double bed, with spring & mattress.
1 Single " " " " "
1 Dresser.
1 Chandelair
1 Gramophone & few records.
1 Sofa.
1 Cabinet.(HM)
1 Wash stand.
1 Bed cot.
1 Wall clock.
1 Sml. cabinet.(HM)
2 Linoleum rugs.(1 fair, 1 good)
1 High chair.

In house.(upstairs)
1 Sml. table & bench.(HM)
Sml. quant. bed clothes.
1 Card table.
Sml. quant. school books.
Sml. quant. wall paper.

Under house.
1 Beatty pump & tank.

In packing shed.
75 Berry trays.

In garage.
5 Hop baskets.
1 Bedstead.
1 Horse cultivator.
2 Cross cuts.
1 Pr. tree pruners.
2 Ctns.(tied up)

In brooder houses.
2 Coal brooders.(poor)

Behind boiler room.
1 Beatty pump & tank.

In yard.
1 Sml. boiler.(HM)
Sml. quant. garden tools.
1 Plow.
1 Section drag harrow.
1 Berry cart.

This is All that
can be found and
tenant knows nothing more
of anything else

SIGNED [signature]

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

7353 H 682
RC 38P 2176A
L. 9 M. M. 7552

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME HOYANO YONE (RCMP) Reg. No. 14327
(Print) Surname Given Name

(2) Pre-Evacuation Address POWERLE RD., PT. HAMMOND, B.C.

(3) Present Address SLOCAN B.C.

(4) REAL ESTATE

(a) Street Address (if any) MARLE RIDGE B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.) Lot 3 of the
Eastern portion of the lot 244 Group 1
map 1250 in the District of West
Westminster.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business Mixed Farming
(iii) Business
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 2000.00
(ii) Buildings - - - - - \$ 8640.00
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 10640.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 3569.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 7071.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
house & sheds

(c) How stored or packed at time of evacuation
left as it was

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

*Richmond Growers Co. Ltd.,
Vancouver, B.C.*

(e) Itemized description of personal property which is the subject of the claim:

1. <i>see list attached</i>	Estimated Value \$ <i>4312.50</i>
2. _____	Estimated Value \$ <i>2722.50</i>
3. _____	Estimated Value \$ _____
4. _____	Estimated Value \$ _____
5. _____	Estimated Value \$ _____
6. _____	Estimated Value \$ _____
7. _____	Estimated Value \$ _____
8. _____	Estimated Value \$ _____
9. _____	Estimated Value \$ _____
10. _____	Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ *7034.00*

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - *9793.50* \$ *7034.00*)

(6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter
at the hearing? Yes or no *yes*

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,
of _____

TO WIT:

I,
of _____

Yone Hoyano
Stocain

in the *City* of the *Province of British Columbia*

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the *City* of *Vancouver*
in the *Province of British Columbia*
this *29th* day of *November*
A.D. 1947.

Yone Hoyano

Howard Parker
A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

PERSONAL PROPERTIES

Name of Article	Quan.	Value pr.	Total
Hoe	5	6.00	
Shovel	4	5.00	
Rake Manure	5	7.50	
Garden Rake	1	1.00	
Cutter Mattock	5	8.00	
Fork	3	5.00	
Axe Double Blade	3	6.00	
Axe Single Blade	2	4.00	
Pee Pee	1	2.00	
Saw	6	60.00	
Wedge	4	6.00	
Wedge Hammer	2	5.00	
Nail Hammer	6	7.00	
Hand Saw	3	9.00	
Nail Bar(Goose neck Claw Bars)	1	1.00	
Wheel barrow	2	20.00	Label has 12.00
Rick Shaw	1	20.00	do 15.00
Ford Model Truck	1	300.00	do 750.00
Plow	1		
Cultivator	1		
Harrow	1	80.00	
Harness	1		
Hand Cultivator	2		
Netting Wire	500	25.00	
Water Can (Large and small)	20	20.00	
Brooder Stove (Large)	2	70.00	Label has 45.00
Brooder Stove (Small)	1	10.00	
Pipe 2"	500'	200.00	
Pipe 1 1/2"	1000'	300.00	
Pipe 1"	50'	6.00	
Elbow, Bushing, Cupling, Union, Valve		100.00	
Rubber Hose 1/2" 50'	7	56.00	
Rubber Hose 1/2" 50'	3	15.00	
Nozzles	5	3.00	
36" Wrench	1	10.00	
26" Wrench	2	8.00	
Chain Wrench	2	20.00	

Sub Total

PERSONAL PROPERTIES

<u>Name of Article</u>	<u>Quan.</u>	<u>Value pr.</u>	<u>Total</u>
Wrench Sets	1	2.00	
Dies 2"	1	20.00	
Vice 2½"	1	10.00	
Machine Vice	1	10.00	
Chemometer	5	5.00	
Manilla Rope (Bundles)	2	6.00	
¾" Rope	100'	2.00	
Pruning Scissors	4	6.00	
Cable Wire (Large)	50'	5.00	
Paint	10g.	50.00	
Cable Wire (Small)	100'	7.00	
Glass (in cases)	15	112.00	
Lumber	700'	15.00	
Lumber No.1 clear 2"x2" 10 ft.	60'	15.00	
3x Shingles	5000'	10.00	
Bailer (Large) 4' x 12'		500.00 +	
Bailer (Small) 4' x 6'		100.00 +	
Spray Pump	1	35.00	
Motor Pump (Electric ½ h.p.) <i>Home water system</i>	1	290.00 +	
Motor Pump (Electric ½ h.p.) <i>Home water system</i>	1	170.00 +	
Spray Pumper Motor	1	70.00	
Electric Motor	1	25.00	
Grindstone in Motor	1	35.00	
Double Block	2 pr.	20.00	
Bicycle	1	45.00 X	
Bath Tub	1	20.00 <i>same as 10"</i>	
Vaccum Cleaner	1	70.00 <i>do 50"</i>	
Men Suits	2	30.00 <i>do 10"</i>	
Comforter	2	20.00 <i>do 10"</i>	
Matress	5	35.00 <i>do 15"</i>	
Bed	5	60.00 <i>do 50"</i>	
Sofa Chesterfield	1	45.00 <i>do 35"</i>	
Tablecloth	12	25.00 <i>same as 8 val 16"</i>	
Bed Spread	2	10.00 - 5.00	
Window Curtain	10	15.00 - 10.00	

Sub Total

3290.00

PERSONAL PROPERTIES

Name of Article	Quan.	Value pr.	Total
		St. forwarded	
		\$ 3290	\$
Carpet		60.00	
Phonograph Player, Radio, Record.		80.00	<i>Label list \$5.00</i>
Bureau	1	30.00	<i>15 00</i>
Chair	10	20.00	
Round Table Dining, Square Table	2	50.00	<i>Label list 2.00 each \$5 30 each 10.00</i>
Cup and Saucer	2 doz.	6.00	
Tea Sets, Tumblers and other dishes Knives, Forks, Spoons Cooking Knife Japanese Lunchbox, Tea Tray, Dishes and bowls		113.00	<i>Label list 100</i>
Ware Ever Aluminum (Sets)		35.00	<i>Label list 25.00 with pop 2.00 each 4.00</i>
Pots and Pans, Steel Rice Pots		6.00	<i>Label list 5.00</i>
Water Pail	5	7.00	<i>5.00</i>
Gallon Barrel, Bottles (asst's size and amts)		5.00	<i>✓</i>
Soya Sauce	4g.	7.00	<i>X</i>
Barrel	6	6.00	<i>✓</i>
Plates	3 doz.	15.00	<i>✓</i>
Rice Bowls	3 doz.	10.00	<i>✓</i>
Souvenirs (frames and photos) etc		70.00	<i>Label list 35.00</i>
Books		40.00	<i>X</i>
Heater	1	15.00	<i>✓</i>
Cook Stove	1	75.00	<i>Label list 45.00</i>
Gas Stove	1	25.00	<i>15.00</i>
Japanese Steam Inhaler	1	5.00	<i>X</i>
Wood	10 cd.	60.00	<i>Label list 50.00</i>
Jack	2	6.00	<i>✓</i>
Grass Scythes	6	6.00	<i>✓</i>
Grindstone	2	10.00	<i>✓</i>
Sport Mask and Pad (Kendo)	6	60.00	<i>X</i>
Flower Pots	4000	200.00	<i>✓</i>
Total		\$ 4312.50	

yone. Honyano

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

19

Nelson, B. C.,
March 8th, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) YONE HOYANO

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

A. W. FISHER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

2

Mrs. Y. Hayano,
In Chief.

MR. FISHER: This is No. 22 on the list, my lord.

THE COMMISSIONER: The number we just disposed of was
No. 21 on the list, was it not?

MR. FISHER: That is correct, my lord. We have disposed
of 21 and we are now dealing with 22.

THE COMMISSIONER: And No. 23 was withdrawn?

(MRS.) YONE HAYANO, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

10 MR. FISHER: My lord, I make application to amend the
claim. There is a small correction on the first
page. The amount received which the Custodian
has been credited with there should be \$3,569.00
even. In other words, sixty cents should come off
the end of it, leaving total at the foot of the
page at \$7,071.00.

On the list of personal property claimed as
it was attached -- per the attached list, it is
changed to \$2,722.50.

20 THE COMMISSIONER: That is in lieu of \$4,312.50, is it?

MR. FISHER: That is correct, my lord, and when added
to the revised total on the other side it brings
the net total claim to \$9,793.50.

DIRECT EXAMINATION BY MR. FISHER:

Q Mrs. Hayano, you remember being interviewed by
Mr. Leckie and having him take particulars of
your claim with regard to your farm property
with the greenhouse on it?

30 A Yes.

3
Mrs. Y. Moyano,
In Chief.

Q And the information that you gave him that he put down on that sheet is true to the best of your information and belief?

A Yes.

Q Will you have her sign her name, please? Sign it at the foot there, if you would. I file that as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

10 THE COMMISSIONER: Do I understand that this real property is registered in the claimant's name alone? The husband has no interest in the real property, is that the situation?

MR. FISHER: I will have to ask my learned friend for the certificate of encumbrance, if he has it.

MR. HUNTER: It is registered in her name alone, my lord.

THE COMMISSIONER: Then she is making the claim for the chattel property as for her husband?

20 MR. FISHER: Yes, and herself, because it includes household things.

THE COMMISSIONER: Very good.

MR. FISHER: Q: Now, Mrs. Moyano, you remember likewise seeing Mr. Leckie and giving him certain information with regard to farm equipment?

A Yes.

Q And a list was prepared and typed out of the farm equipment and attached to the claim?

A Yes.

Q And likewise a list of the household goods?

30 A Yes.

Mrs. Y. H. Hovano,
In Chief.

Q And they are true to the best of your information
and belief? A: Yes.

MR. FISHER: I would ask you to sign that, if you would,
and I will file that, my lord, as Exhibit 2.

(STATEMENTS MARKED EXHIBIT NO. 2).

10 MR. FISHER: My lord, I would ask my learned friend to
produce the assessment notice and I will file it
on his behalf. According to my information, the
land was valued in 1942 at \$800.00 and the improve-
ments \$4,800.00, making a total of \$5600.00. Do
you agree, Mr. Hunter?

MR. HUNTER: That is correct, for 1943.

MR. FISHER: And the Soldier Settlement Board appraisal
as Exhibit 3, my lord.

(APPRAISAL MARKED EXHIBIT NO. 3).

20 MR. FISHER: I would draw your Lordship's attention
particularly to the valuations in the first instance.
It is, I believe, valued at \$3569.00, and then
when Mr. Barnett went out to make a further report
for the Board, he put a valuation of \$5000.00 on
it, at the end of it, and despite that it was
sold to the Director for \$3635.00. The claimant
has also stated in her report or form that has
been filed, Exhibit 1, my lord, that the appraiser
missed out one greenhouse, and they are quite
substantial structures, most of them being 18 x 110
feet, and they are all piped and equipped with
the proper heating. The appraiser concedes it is
a very well arranged place and very modernly
30 equipped as a series of greenhouses.

5
Mrs. Y. Moyano,
In Chief.

I also draw your Lordship's attention to the fact that she feels that the market value or reasonable market value is \$10,500.00 to \$11,000.00.

Now, dealing with the chattels which are dealt with in Exhibit 2, and the list attached, I would ask if my learned friend has anything further to produce other than the analysis sheet. There is very little disposition, if any, shown on the analysis sheet.

10 MR. HUNTER: I have a submission to make yet.

MR. FISHER: You have no documents to file? No correspondence with respect to it?

THE COMMISSIONER: What is this?

MR. FISHER: I was just ascertaining that he had no correspondence or anything to file in connection with it.

THE COMMISSIONER: To explain the analysis?

MR. FISHER: That is correct, my lord. There is little, if any, explanation as to what happened to these articles. Have you your copy, Mr. Hunter, for
20 filing purposes of the analysis? I would ask to file it on behalf of my learned friend as Exhibit 4.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. FISHER: That is all, my lord. Your witness, Mr. Hunter.

THE COMMISSIONER: Is that your case, Mr. Fisher?

MR. FISHER: Yes, my lord.

THE COMMISSIONER: Yes, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real
30 property was sold for its fair market value. It is submitted that most of the personal property

Mrs. Ye Moyano,
In Chief.
Discussion.

was sold by Mr. Moyano and Mrs. Moyano prior to their evacuation, including articles for which they are now making claim.

THE COMMISSIONER: When do you suggest these sales were made? Prior to evacuation?

10 MR. HUNTER: Prior, my lord. It is further submitted that following Exhibit 4, the analysis, that the items shown for which there is no record at any time were undeclared and not found and that certain items there, I don't think they are being claimed for now, or are they still being claimed for -- the ones we are alleging to be fixtures?

MR. FISHER: I would point out Mr. Leckie has been very careful to omit in the preparation of this claim anything that was in the nature of a fixture at all in the proper operation of the greenhouse.

THE COMMISSIONER: I see.

MR. HUNTER: It is submitted further that the Ford truck was undeclared and it was never found.

20

CROSS-EXAMINATION BY MR. HUNTER:

Q Mrs. Moyano, all these items which you have claimed in the inventory attached to the personal property statement, were they all on the property when you left? As Yes.

Q And none of these were ever sold by you?

A No, I didn't sell them.

Q Did you sell anything before you left?

A No, I sold nothing before I left.

30 Q Do you know whether your husband sold anything before

he left?

A: No.

THE COMMISSIONER: You might bring out, Mr. Hunter, whether this woman was on the property after the husband was evacuated. In other words, what were the respective dates of evacuation?

MR. HUNTER: Q: What were the dates when your husband and yourself were evacuated?

A: My husband was evacuated in July of 1942.

Q: And you were evacuated the 4th of September, is that right?

A: Yes.

Q: And you never sold anything to the Richmond Growers Company, Limited, before you left?

A: No.

Q: And do you know whether your husband sold anything to them before he left?

A: No.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Now, Mr. Hunter, I would like to be sure that this witness understands the questions that Crown counsel has put to her regarding the sale of property. As I understand Government counsel's questions, they are directed to this; that there were sales by this woman or her husband, either to the Richmond Growers or to other people, and presumably the Government proposes to adduce proof of the fact that such sales were made. Will you translate that statement to her and get her answer as to what she knows about the situation?

MR. HANDFORD: Is that interpretation satisfactory?

THE COMMISSIONER: Q: Well, you got the answer as she gives it to you. I am going to take it again

Mrs. Y. Hayano,
Cross-Exam.
Discussion.

with the other Interpreter. What is her answer?
She appreciates that situation? Does she desire
to change the evidence she has previously given?

A She said we sold our horse prior to evacuation,
but she doesn't remember that they sold anything
else. I don't remember that we sold anything else.

THE COMMISSIONER: Mr. Fisher, this is rather a serious
matter and I want to be very sure that this witness
understands. I would like a declaration from you
that your assistants are satisfied with the inter-
pretation.

MR. FISHER: I think they are pretty well satisfied.
They would like to ask her one further question.

THE COMMISSIONER: You are free to put a question through
your own interpreter, if you desire to.

MR. FISHER: You might put the question in English --
the question you are going to ask her.

MR. HONMA: I would like to ask whether she really
understands what the interpreter told her because
I have a doubt that maybe she doesn't understand
the importance of the question.

THE COMMISSIONER: All right, you may put that question
to her.

(Mr. Honma to the witness).

MR. HONMA: She is satisfied with that answer, that
she has no recollection of any sale.

THE COMMISSIONER: Very well. I do not want to be met
later on, Mr. Fisher, with the suggestion that
the witness could not understand the question
because this cross-examination involves a very

serious charge.

MR. FISHER: I quite understand that.

THE COMMISSIONER: Have you anything else in re-
examination?

MR. FISHER: I have nothing further.

MR. HUNTER: I wonder if we could clear up the question
of the vehicle. We have no knowledge of it and
whether she knows anything about it.

THE COMMISSIONER: The truck?

10 MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Would you like me to put it, or do
you wish to?

MR. HUNTER: Perhaps your Lordship might.

THE COMMISSIONER: Q: Mrs. Moyano, in your claim you
refer to a Ford model truck which you value at
\$300.00.

MR. FISHER: My copy of Exhibit 1 is \$250.00, my lord,
or it would be Exhibit 2.

20 THE COMMISSIONER: Perhaps you have changed it from
the claim form.

Q All right, \$250.00. Where was that truck when you
were evacuated from the farm?

A It was behind the chicken house on the farm.

Q Had it been in use up until the time your husband
left?

A: Yes.

Q Why was it not turned in to the Mounted Police?

A I wasn't aware that it had to be turned in, so
it was just left there.

30 THE COMMISSIONER: All right. Do you want to pursue it
any further, Mr. Hunter?

Mrs. Y. Moyano,
Discussion.
T. Moyano; In Chief.

MR. HUNTER: What was her answer? I am sorry.

THE COMMISSIONER: She was not aware that it had to be turned into the Mounted Police and it was left there when she was evacuated.

MR. HUNTER: I wonder whether it was licensed, my lord.

THE COMMISSIONER: Q: Had you taken out a licence for the truck for the year 1942?

10 A: No. We only used to use it within the farm and run it around on the farm, so there was no licence for 1942.

THE COMMISSIONER: All right, thank you. I think it is desirable that the husband should be called also.

MR. FISHER: Yes, I will call him, my lord.

TOXOZO MOYANO, a witness called on behalf of the claimant, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. FISHER:

20 Q: Mr. Moyano, I produce to you Exhibit 2, which is the list prepared by Mr. Leslie for your wife, including a list of chattels and farm equipment?

A: Yes.

Q: You are familiar with this list and claim that has been made for your wife? A: Yes.

Q: Before you left the farm, did you dispose of any of these goods, either by sale or by giving them away? A: No. I sold

nothing except a horse. That was livestock. I sold it to the man who was looking after it.

30 Q: All of these goods that are on these two lists that you have been shown of chattels and farm

Mr. T. Moyano,
In Chief.
Discussion.

equipment and household equipment, they were all there when you left and you made no disposition of them?

As: Yes, they were all there when I left.

Q And you are not claiming for any things you gave away or sold?

As: No. I didn't sell anything, and I am not claiming for anything that was sold or given away.

MR. FISHER: Your witness, Mr. Hunter.

10 MR. HUNTER: Q: You didn't sell anything but a horse, is that correct?

As: No.

MR. HUNTER: That is all.

THE COMMISSIONER: Mr. Hunter, have you the J.P. form in this instance?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Was it declared in detail?

MR. FISHER: No, only in lump. It appears in the analysis of personal property claim, my lord. It is pretty well listed as farm equipment and garden tools and
20 carpenter tools, in the left hand column. It isn't very detailed.

MR. HUNTER: It was made the 1st of May, 1942, my lord, the J.P. form.

THE COMMISSIONER: Yes, that answers my question, thank you.

Q Now, Mr. Moyano, Government counsel, by his questions, suggests that you did make sales or otherwise dispose of some of your property before you were evacuated. I want to be sure that you understand
30 the position that the Government is now taking in

Mr. T. Moyano,
Discussion.

regard to your case. You are satisfied with the interpretation? All right, thank you.

10 MR. HUNTER: My lord, the reason I have raised this point is, and I think it is only fair to my learned friend that he should know, is by being very suspicious of the complete absence of sales, in this case. We recently investigated and were advised by the Richmond Growers Limited that a large number of things were sold to them by these people, and we intend to call a witness from the Richmond Growers Company Limited to prove that, and I think it is only fair at this point that my learned friend should realize that these witnesses have, according to the information we received, sworn to something that is not true.

20 THE COMMISSIONER: I sensed that from your cross-examination. That is why I was being particularly careful to ensure that the witnesses understood the questions that were being put to them. I think Mr. Fisher appreciates that.

MR. FISHER: Yes, I agree it is put fairly.

THE COMMISSIONER: The issue is clear-cut.

MR. FISHER: There is this further comment, my lord. You will notice the inventory taken by the Department some six months after these people had left there, is full and detailed, and no disposition by the Department is shown.

MR. HUNTER: The person who purchased this property was the tenant.

30 MR. FISHER: If that is so, then on his analysis sheet

I submit he should show that this was disposed of to the tenant.

THE COMMISSIONER: That is an argument that can be presented later. All I wish to be sure of now is there is no misunderstanding.

MR. HUNTER: My lord, we never obtained that information until the end of February. That is why it wasn't shown on the analysis. The analysis was drawn long before that, in fact Mr. MacPherson brought it up with him after the file had already come. They only recently obtained that information.

THE COMMISSIONER: The issue is clear-cut. Obviously someone is wrong. All I want to be sure of is that the testimony of these witnesses is clearly undoubted and I think that is disposed of now.

MR. FISHER: I want to make one further comment, my lord. It does seem to me if there are any other documents -- I don't know what the fruit growers have -- if they have any documents signed by these people, it seems to me they should have been confronted to-day with these documents.

THE COMMISSIONER: Well I presume that the Government will produce all documents they are aware of now. Is that the situation, Mr. Hunter?

MR. HUNTER: I don't know what type of documents my friend is referring to. We have no documents.

MR. FISHER: It is possible the growers have some document of some kind such as a bill of sale or something of that nature.

MR. HUNTER: They have advised us they have it, and they

14
Mr. T. Hayano,
Discussed on.

are getting it for us. We haven't it yet. This isn't the time for our defense.

THE COMMISSIONER: The position your friend takes now is if such documents are in existence, the witnesses should be faced with them. I think the point is well taken, if they can be faced with them now.

10 MR. HESTER: All I have, my lord, is a letter from the Richmond Growers dated the 24th of February, 1948, in which they say, "We believe we still have the vouchers for the above purchases, but it will take some time for us to dig them out of our storage room. We hope this information will be of assistance to you."

THE COMMISSIONER: I think that is as far as we can go now, Mr. Fisher.

MR. FISHER: If my learned friend will give me notice when he gets those?

20 THE COMMISSIONER: Probably you would like to have your own interpreter translate that letter to the claimant and his wife, because I do not want there to be any misunderstanding here. That is why I have been meticulously careful to ensure they did understand it. I will give you a recess of five minutes now and you can have your assistants translate that document to them.

(PROCEEDINGS RESUMED AFTER SHORT RECESS)

MR. FISHER: My lord, before we leave this Hayano case, I would like to ask Mrs. Hayano one or two questions in connection with this growers' matter.

30 THE COMMISSIONER: Very well.

Mrs. Yene Hoyano,
Recalled; in chief.

(MRS.) YENE HOYANO, resumed the stand, testified further as follows:

MR. FISHER: Would you tell her she is still under oath to tell the truth? My lord, it is possible this is a question my learned friend should put from the information he has, but I will put the question.

RE-DIRECT EXAMINATION BY MR. FISHER:

Q Did you receive \$800.00 from the Richmond Grange who took over your farm?

10 A Yes.

Q What was it for? A: It was for that year's crop.

Q Did it include payment for anything else?

A No. *May 30th*

Q Now in 1944 you were notified that your farm had been sold to the Director of Lands Settlement? Did you write any letter at that time?

A No, I didn't receive a letter.

20 Q You got a letter notifying you, didn't you, that your property had been sold?

A I don't remember.

Q Didn't they send you a notice of some kind telling you your farm and greenhouses had been sold?

A There was a letter. We received a letter from the Custodian.

Q Now after you got that, did you write and ask them anything about your equipment and your chattels?

A Yes, we wrote inquiring about the chattels.

30 THE COMMISSIONER: You better have that letter identified,

Mrs. Yone Hayano,
Re-Direct Exam.

Mr. Fisher

MR. FISHER: Q: Did you write or did your husband write?

A: I had my child write it. *Now my file, d/3 June 1944*

MR. FISHER: My lord, in my learned friend's file there appears to be a reference to a letter of November 2nd, 1947, that he hasn't got. Apparently it is on the master file. He hasn't the other letter here.

MR. HUNTER: Well, my lord, we didn't consider it relevant. If it is relevant, I don't see why she can't produce it. She got the letter.

MR. FISHER: Really I want to bring out the contents of the letter that they wrote.

THE COMMISSIONER: You have her testimony that she received a letter from the Custodian advising of the sale of the farm. Now is that the letter that you had?

MR. FISHER: Yes.

THE COMMISSIONER: Why not have it identified?

MR. FISHER: Yes, I put that in as Exhibit 5.

THE COMMISSIONER: What is the date of the letter?

MR. FISHER: May 30th, 1944.

(LETTER MARKED EXHIBIT NO. 5).

MR. HUNTER: Excuse me, my lord, but this has no particular relevance, as I see it. What would be interesting is a letter the daughter wrote. Surely she can tell us what was in it and we will produce it later.

THE COMMISSIONER: You are free at any time to ask for the contents of it. You haven't it now.

MR. FISHER: Q: What did you tell your daughter to say

Mrs. Yone Hovano,
Re-Direct Exam.
Discussion.

in that letter about the chattels and equipment?

A I had my daughter write a letter stating that
"As you had sold the house and property, could you
let us know what has happened with regard to the
goods and chattels?"

MR. FISHER: That is all I wish to bring out, my lord.

THE COMMISSIONER: Any cross-examination, Mr. Hunter?

MR. FISHER: Just one other item; this is another
question my learned friend might ask.

10 Q The Growers are supposed to have sent you \$200.00
or paid you or your husband \$200.00 for some
equipment. Did you receive \$200.00?

A I received no cash after being evacuated.

MR. HUNTER: Q: Did she receive a cheque?

A No, neither cash nor cheque. I received no money
after being evacuated from Richmond Growers.

MR. FISHER: Q: Did you receive \$200.00 from them at
any time?

A: I don't
remember such a thing.

20 THE COMMISSIONER: Q: Just put it to her that she
would remember if she got \$200.00.

A No, I received no such money.

MR. FISHER: That is all, my lord.

THE COMMISSIONER: Any cross-examination, Mr. Hunter?

MR. HUNTER: In view of the great argument centering
around this information, I wonder whether your
Lordship wishes to receive this letter for infor-
mation, to be proven later.

THE COMMISSIONER: I think it might be as well to
30 have it.

MR. HUNTER: This is a letter dated the 24th of February, 1943, from Richard Growers Company Limited to the Custodian. It says, "Attention of Mr. Brown" (Reading).

THE COMMISSIONER: Now that letter is received solely for the purpose of information and not in proof of the facts it contains.

MR. FISHER: That is satisfactory.

MR. HUNTER: Now I forget to have a photograph identified.

10 I would like to have it identified at this time.

Q What is that a photograph of?

A That is a picture of my house.

MR. HUNTER: This is a photograph of Mrs. Hoyano's house taken February 23rd, 1943.

(LETTER MARKED EXHIBIT NO. 6).

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

THE COMMISSIONER: Is that everything, Mr. Hunter?

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Thank you, Mrs. Hoyano.

20 (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

J. P. Horrabin
"J.P. HORRABIN"
Official Reporter.

NELSON, B.O.
March 8, 1948.
V.L.A. Deal

DEFENCE BRIEF

(Mrs.) Yone HOYANO

File No. 7353

Case No. 361

REAL PROPERTY CLAIMS

1. Real Property Claim

\$10,640.00

Appraisal

\$3,635.00

Sold for

\$3,569.00

Witness: Plumbly, appraiser

Exhibit 1 - Real Estate Statement, appraiser missed out one greenhouse.

Exhibit 3 - Soldier Settlement Board appraisal Transcript 4 Plumbly valued at \$3,635.00. Barnet marked up to \$5,000.00.

Sold for fair market value.

PERSONAL PROPERTY CLAIMS

1. Chattel Claim

\$2,722.50

Unable to distribute.

Witnesses required. L. K. Lee
re sale to Lee of W.E. Anderson
\$200.00 miscellaneous J. Moryson,
articles.

Exhibit 2 - Personal chattels statement.

Exhibit 4 - Claims Analysis. Transcript 5 very little disposition of any shown on this sheet.

Submission: Most of personal property sold by the Hoyanos prior to evacuation, including articles for which they are now making claim.

Transcript 6, 7, & 8 Mrs. Hoyano has no recollection of any sale.

Transcript 9 - Custodian no knowledge of Ford Truck. Hoyano: It was left behind the chicken house on the farm. Didn't know it had to be turned in to R.C.M.P. There was no licence on it for 1942.

Transcript 11 - Mr. Hoyano. I didn't sell anything and I am not claiming for anything that was sold or given away.

Transcript 17 - Mrs. Hoyano did not receive \$200.00 from Richmond Growers

Transcript 16 - Letter from Mrs. Hoyano to Custodian now on file.

7353

September 26th, 1950.

Mrs. Ione HOYANO,
428 Holmes Road,
R. R. #3,
Gloverdale, B. C.

Dear Madam:

Re: Japanese Property Claims Commission
Case No. 361

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$6,070.22.

Cheque for \$5,719.09 is enclosed herein, and the sum of \$351.13 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.

Name of Claimant

HOYARD, Isaac

Case

361

Custodian File

7955

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					5509.					5814.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	587.00	24.22				256.22	
TOTAL RECOMMENDATION										6070.22

CLAIM NO. 561 - Mrs. Yone HOYANO

This claim refers to a farm property of 8.53 acres developed for greenhouse production, situate near Hammond, B.C. It was sold by the Custodian to the D.V.L.A. in July 1943 at \$3565.00, based upon an S.S.B. appraisal made in May 1942, at \$3635.00.

The breakdown of the appraisal is made up as follows:

5 greenhouses, 40x100, 20x100 and 3 of 18x100 respectively, on cement foundations	\$1970.00
Other buildings	830.00
4.55 acres cultivated land	455.00
3.98 acres wild land	30.00
Cemented well and 2 electric pumps	300.00

All buildings are valued at 50 per cent. of the valuator's estimated cost, less depreciation.

The fair market value of the component parts of this property, calculated on the basis adopted in the Greenhouse Memorandum is as follows:

80% of the depreciated value of greenhouses estimated by Patkin -	\$7296.00
S.S.B. valuation of other buildings, plus 80%	934.00
S.S.B. valuation of 4.55 acres cultivated land, plus 80%	819.00
S.S.B. valuation of wild land	30.00
S.S.B. valuation of cemented well and pumps	300.00
	<u>\$9379.00</u>

I conclude that the fair market value as at July 1943 was \$9379.00. I THEREFORE RECOMMEND payment to the claimant of \$5814.00, being the difference between sale price to the D.V.L.A. and the fair market value.

H. J. Bird

Commissioner.

December 29th 1949.